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## Beacontree Road, Bushwood E11

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- ◆ Five-bedroom Victorian house
- ◆ Two reception rooms
- ◆ Large, modern dining kitchen
- ◆ Peaceful & private rear garden
- ◆ Hive-zoned & underfloor heating
- ◆ Two stylish bathrooms & a WC
- ◆ 42-foot garden
- ◆ Storage cellar
- ◆ Moments from Wanstead Flats
- ◆ Easy walk to Tube/Overground

This is a beautifully renovated five-bedroom Victorian house set just moments from Wanstead Flats and within a short stroll of the Tube and Overground. The overall aesthetic is natural and calm, with earthy tones (many from COAT) paired with rich textures and exposed wooden flooring to create a welcoming, cohesive feel throughout. A peaceful, private garden completes this bright, inviting period gem.

Over the past decade, the property has been comprehensively updated, including new electrics throughout. The boiler, just three years old and fully serviced, works in tandem with Hive zonal heating, while water-based

underfloor heating adds comfort to the ground-floor extension.

The house presents an attractive red-brick façade, with a full-height bay window with white stone and stucco dressings showcasing ornate capitals to the window columns. A decorative gable with timber bargeboards crowns the elevation with classic Victorian character. A low brick wall screens the front garden.

### STEP INSIDE – FAMILY-FRIENDLY FLOW

A long and welcoming hallway begins with high ceilings adorned with ornate mouldings. The light, neutral décor is warmed by a pendant light and column radiator. Exposed wooden floorboards run underfoot and into the reception rooms beyond. Ahead, a door leading to a storage

*“A long and welcoming hallway begins with high ceilings adorned with ornate mouldings.”*

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*“Heated reclaimed terracotta tiles run throughout the kitchen area and repeat in the garden, strengthening the connection to the outdoors.”*

cellar and useful cupboards are tucked beneath a white-painted staircase with a cream runner carpet.

This airy entrance adjoins the living room to the left. Here, coving is picked out against walls in soft, muted tones. A ceiling rose is centred around a statement light fitting. A period fireplace with a tiled hearth forms a charming focal point, reinforcing the home's Victorian character.

A box bay window draws in natural light. A column radiator sits neatly beneath it. Built-in shelving and a corner TV cabinet provide practical storage. A feature internal window between the living room and the middle reception room cleverly connects the spaces – allowing light to flow through while still retaining distinct areas for

relaxation and entertaining.

The middle reception room is decorated in crisp white and brightened by a central pendant light. Built-in cupboards provide storage and there's a column radiator for warmth. Another internal window through to the kitchen continues the link between the rooms.

The heart of the home is the impressive dining kitchen, accessed via both the hallway and the middle reception room. Just inside, fitted shelving and storage provide a practical spot for coats and shoes. The space is lit by spotlights and stylish black wall lamps, with textured plaster paint from Bauwerk adding warmth and depth to the walls. Underfoot, heated reclaimed terracotta tiles run throughout the kitchen area and repeat in the garden, strengthening the connection to the outdoors. Skylights flood the room with sunshine.

The kitchen features Custom Fronts bamboo cabinetry with a rich walnut stain. It has full-height cupboards and a breakfast bar illuminated by a pendant light. Appliances

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are high specification: Bosch fridge, freezer, dishwasher and washing machine; a built-in NEFF double oven; and an Elica induction hob with integrated extractor. The sink has a macerator for added convenience.

A gentle step down leads into the dining area, which is clad in contemporary panelling and has built-in banquette seating that enhances the sociable feel. Wood-effect flooring defines this zone, while bespoke timber bifold windows and a door open onto the garden, framing leafy views and drawing in the light. With its sunken feel, natural materials, and calming outlook, the space has a subtle nautical feel that's both cosy and serene. Just off the kitchen, the tiles extend into a WC with modern sanitaryware.

Upstairs, a bright carpeted landing leads to three double bedrooms and the family bathroom.

At the front of the house, the primary bedroom combines period charm with a fresh, Scandi-inspired feel. It is brightened by layered illumination from a central pendant and wall-mounted reading lights.

Bespoke wardrobe joinery frames the original fireplace (complete with tiled inserts) creating an elegant focal point and excellent storage. Exposed floorboards and coved white walls enhance the sense of light and calm. A sash window, a large bay window and a white column radiator complete the room.

The middle bedroom is finished with neutral walls and cream carpet. It is lit by a central pendant light and a tall sash window that has a white column radiator below it. A feature fireplace adds character, while a built-in cupboard with additional storage space above enhances practicality.

The rear bedroom is equally bright and inviting, with neutral walls, a central pendant, and a cream carpet underfoot. A large sash window with a white column

*“The primary bedroom combines period charm with a fresh, Scandi-inspired feel brightened by layered illumination.”*



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radiator below overlooks the garden, filling the room with light.

The bathroom is finished with cream-format tiles that beautifully complement the paintwork. There's a wooden vanity unit with a square countertop basin. All tapware and fixtures are gold-plated, including the heated towel rail, lending a luxurious touch throughout. Beneath a sash window, a double-ended bath with central taps is fitted with a glass screen and a mounted rainfall shower head. A back-to-wall toilet and built-in cupboard complete the space with a streamlined finish and handy storage.

A staircase rises from the landing to the loft, illuminated by a skylight. The main bedroom features Crittall-style Juliette doors overlooking the garden, a Velux window with a blind to the street side, cream carpet, and crisp white walls. A black column radiator adds contrast, and there is storage in the eaves.

Lit by another Velux window, the en suite is defined by terrazzo-style floor tiles and contemporary wall tiles. It is centred around a wet-room-style shower with mounted black taps, shower attachment

and a central rainfall head. A black heated towel rail complements the scheme. An alcove housing the toilet and cupboard is painted orange for a vibrant pop of colour, echoed behind a white countertop basin, also with black tapware.

To the rear, a further bedroom features a bespoke Crittall-style triangular window, spotlights, and soft-toned walls with wooden flooring – creating a bright and characterful space.

#### **OUTDOORS – A SUMMER RETREAT**

The garden enjoys the sun from early afternoon through to sundown, making it a wonderful spot for long summer evenings. The lawn is framed by wisteria, jasmine and eucalyptus, creating a sense of privacy and a beautifully scented backdrop – all enclosed by fencing and trellising. Peaceful and secluded, the space is completed by a timber shed to the rear.

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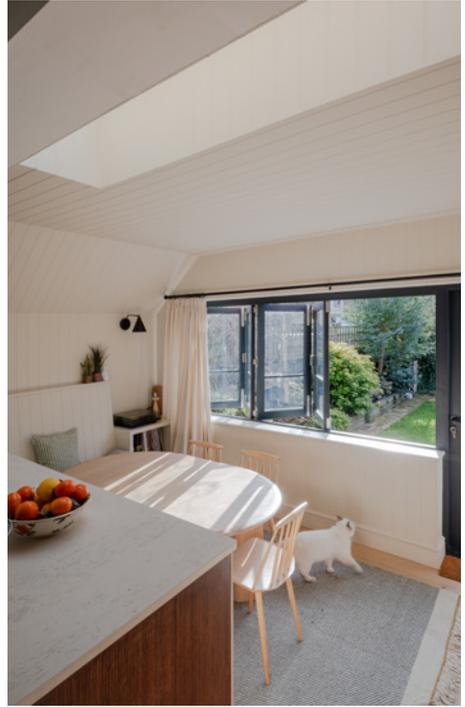


































A tall, white, shaker-style wardrobe with two doors and two smaller doors at the top. The doors have brass-colored knobs. The wardrobe is positioned against a light-colored wall.

A light-colored rattan chair with a black seat cushion, a white fur throw, and a blue and white patterned cushion. The chair is positioned near a window with yellow patterned curtains.

Yellow curtains with a white geometric pattern, hanging from a brass-colored rod. The curtains are partially drawn, revealing a window with a view of the outdoors.

A potted plant with green, rounded leaves, sitting on a white shelf next to a fireplace mantel. The plant is housed in a rustic, textured vase.

A bed with a white and orange striped blanket and a grey blanket. The bed is positioned in the foreground of the room.

A round, woven ottoman with a black leg, positioned near the rattan chair.

A white electrical outlet on the wall, with a small white plug inserted.

















# Beacontree Road, Bushwood E11

## APPROXIMATE FLOOR AREAS

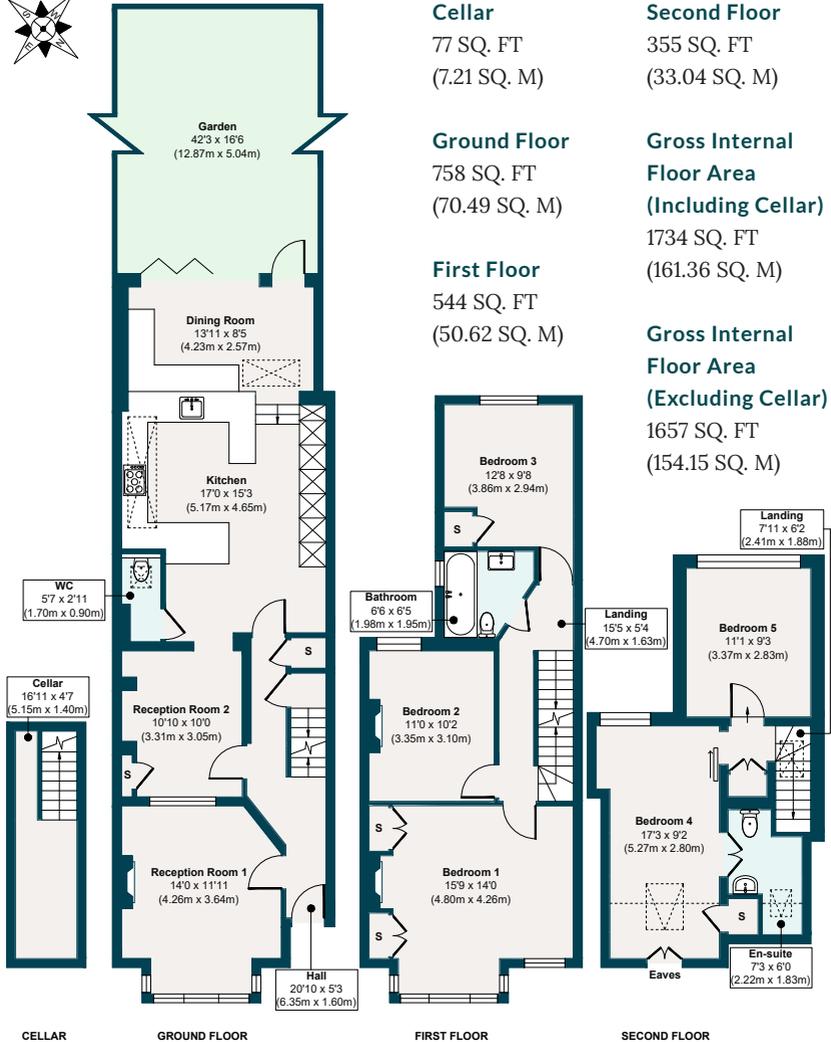


Illustration for identification purposes only, measurements are approximate, not to scale.

## The neighbourhood



### GETTING AROUND

Leytonstone Tube (Central Line) is a 10-minute walk, and Overground services are reachable in 15 minutes at Leytonstone High Road.

### IN THE NEIGHBOURHOOD

Bushwood has a wonderful mix of long-term residents and newer arrivals, who are quickly welcomed into its vibrant community. Just a five-minute walk from

High Road, with its cluster of local favourite hang-outs, you'll never be short of places to wine and dine. Some top spots include The Old Crown and The Red Lion pubs, Wild Goose Bakery (try the carrot cake), as well as Bushwood's excellent local tavern, The North Star. M&S is just a five-minute walk away.

Don't forget to try Panda Dim Sum and Mammoth Tap – a great wine bar hosting a

Mexican fried chicken pop-up every Friday night. Other highlights include Bocca Bocca for authentic Neapolitan pizza, Red Camel and Marrakech Delight for their respective Afghan and Moroccan cuisine, Back to Ours for coffee, and Homies on Donkeys for tacos.

The property is also close to Wanstead's bars and restaurants (stop by Provender) and Forest Gate (check out Ramble). Only moments from home, you can explore Wanstead Flats, with Henry Reynolds Gardens a short walk away. The Olympic Park and Hackney Wick also offer many family-friendly activities and retail shopping opportunities.

Local owners also recommend Hollow Pond for boating and ice cream; The

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Hitchcock Hotel for cocktails; Good Shepherd Studios for films, cultural events and both adult and baby classes; and Shake The High Road – a fun music festival in Leytonstone that gets bigger year after year.

### **SCHOOLS**

Nearby schools include the Ofsted-rated ‘Good’ George Tomlinson Primary School, Our Lady of Lourdes, and the ‘Outstanding’ Davies Lane Primary School.



Wanstead Flats

## A note from the owners

*“Living in London whilst also living in the forest is a dream combo: runs around Wanstead Park, the bluebell wood in the spring, Henry Reynolds with the kids, walks on the Flats. And Epping Forest is only 20 minutes away by car.”*



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